

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 20, 2018 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 7:08 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on December 20, 2018.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice Chair Dennis Bash, Commissioners Mitchell Rosenbaum, Ken Chapman, and Scott Krous. Commissioner Gisele Norberg was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, City Attorney Robert Wingo, Planner Hobart Wingard, Planner Shirley Phan, Planner Joshua Mike, Current Planning Supervisor Robert Kuhfuss, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Keating opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the November 15, 2018 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the consent agenda as presented. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action approving a Site Plan for Abrazo at Surprise Farms Gateway at Surprise Farms, generally located on the southwestern corner of Bell Road and State Route 303.

Hobart Wingard, planner, presented item 2 to the Commission.

The commission discussed the following:

- Traffic
- Additional lane getting on state route 303 heading south

Vice Chair Bash made a motion to approve a Site Plan for Abrazo at Surprise Farms Gateway at Surprise Farms, generally located on the southwestern corner of Bell Road and state route 303. Commissioner Chapman seconded the motion. Motion passes 6 votes in favor.

Item 3 – District 6 – Consideration and action approving a Site Plan allow for a new Marley Park Amenity Center (clubhouse) in a portion of Parcel 4 & 5 of the Marley Park PAD, generally located south of Old Oak Lane and east of 144th Drive.

Shirley Phan, planner, presented item 3 to the Commission.

Commissioner Krous recused himself because his company worked on parts of this project.

The commission discussed the following:

- Landscape plan

Commissioner Rosenbaum made a motion to approve a Site Plan for a new Marley Park Amenity Center (clubhouse) in a portion of Parcel 4 and 5 of the Marley Park PAD generally located south of Old Oak Lane and east of 144th Drive, subject to stipulations 'A' through 'E' as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes 5 votes in favor.

Item 4 – District 4 – Consideration and action regarding a Site Plan for the Heritage at Surprise – Case FS18-351.

Joshua Mike, planner, presented item 4 to the Commission.

Public was present to speak on this item. Chair Keating opened the call to the public.

Lori Miller, granddaughter of Mr. Gaines shared the park has been there for years. This is the only park kids have to play baseball in their community. It is a historical site. Moving the park and adding 400-unit apartments will impact their community greatly.

Scottie Gentry, resident, shared that this park represents someone's legacy and moving it would be detrimental to the community. This is where the kids play.

Jamie Murray, resident, shared the area does not have the infrastructure to support the number of apartment units to be built. This income assist apartments will increase the crime rate and lower the value of current homes in that neighborhood. The money should be used in other ways to better and beautify the historic heritage district.

Dana Laborine, has a house on Nash Street. She would like to rebuild that home and likes the ability to watch her children play at the park and when the apartment is built, she would not have that ability with the proposed parking plan. Ms. Laborine noted this low-income apartment will bring crime.

Joseph Laborine, resident, shared that he was born and raised in this community. He has great memories of the park. He shared there is lack of enforcement in the community and the apartments will only bring crime. That area cannot support the number of people that will move into the apartments. Traffic is already an issue.

The commission discussed the following:

- Parking conditions
- Acquirement of additional land
- Gaines park
- Income based apartments
- Site plan

Chair Keating made a motion to recess to Executive Session. Vice Chair Bash seconded the motion. Motion passes 6 votes in favor.

Commission adjourned into Executive Session at 8:17 p.m.

Commission reconvened at 8:48 p.m.

Eric Fitzer, director, stated the responsibility of the commission is to review the criteria of the design principles and zoning code as it applies to this site plan for Heritage at Surprise.

Commissioner Smith made a motion to approve the proposed Site Plan for Heritage at Surprise, subject to stipulations "a" through "g" as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes 6 in favor.

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Keating adjourned the Planning and Zoning Commission meeting at 8:51 p.m.

Eric Fitzer
Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:

Lorraine Nevarez, Commission Secretary

DATE:
